

Chapter 17.13: Residential Zoning Districts

§17.13.040. SFL, Single Family Low Density District

SFL, Single Family Low Density district is intended for detached houses on estate or large size parcels. The Single Family Low classification may also be applied to the upper benches, in rural areas as a separation between urban areas and unincorporated areas, and in locations where flood or other natural hazards require the use of larger parcel sizes to protect the public health and safety. Explanation 17.13.040 provides examples of development patterns possible in the SFL zoning district. The SFL zoning district corresponds to the SFL land use classification of the General Plan.

A. Lot Size and Development Density

1. Minimum area for new lots: As established in Table 17.15.010, as adopted by the Planning Commission.
2. Maximum density in number of units per acre of net land area for new lots: As established in Table 17.15.010, as adopted by the Planning Commission, and not exceeding the maximum density. Maximum density may be reduced at the discretion of the Planning Commission based on the proposed subdivision design, neighborhood character, terrain, topography, site specific considerations, and other requirements of this Title.

B. Requirements for Planned Developments

Dwelling units with planned development approval may be placed on parcels of not less than one half acre, provided that there is the equivalent of at least one half acre of dedicated usable common area open space or an equivalent for each dwelling unit.

Explanation 17.13.040: Development Examples, SFL Zoning District

1. On 10 acres of net land area, 10 single family homes could be built, each on a 1 acre lot.
2. On 10 acres of net land area, 10 single family homes could be built, each on a ½ acre lot if 5 acres of dedicated common open space were provided as a part of the development.
3. On 10 acres of net land area, 10 single family homes could be built, 9 on a ½ acre lot and 1 on a 5.5 acre lot, provided that the properties were included in the SFL-X zoning district.

C. Site Development Considerations

1. Design Review: Required for planned developments, subdivisions, and for individual residences above the visual sensitivity area established in the Land Use Element.
2. Onsite Usable Open Space: In conjunction with planned development standards there shall be at least 1,386 square feet of usable open space on each lot or as a part of overall open space requirements as adopted in design review of the project. In the SFL zoning district, there is no reduction for additional units.

D. Maximum Occupancy, Vehicle Limitation

1. One family unit or not more than three unrelated adults.
2. Family unit occupancy – Section Reserved.
3. Parking shall conform to code (Parking 17.38.080). No person shall maintain a number of vehicles in excess of available conforming parking or parking for which a right of way parking permit has been issued pursuant to the Logan Municipal Code.